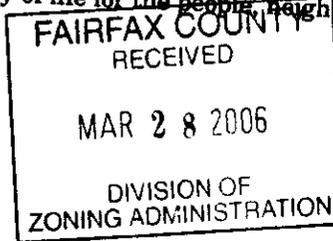




2403 Reston Hwy  
✓ Winnie +  
Sheet file

# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County



March 27, 2006

Martin M. Marvin  
7703 Lee Highway # 4.  
Falls Church, VA 22042

Re: Interpretation for RZ A-502, Reston Animal Hospital; Tax Map 26-1 ((17)) 2: Building Addition

Dear Mr. Marvin:

This is in response to your letter of March 6, 2006, requesting an interpretation of the Development Plan Amendment approved by the Board of Supervisors in conjunction DPA A-502. As I understand it, the question is whether the proposed building addition would be in substantial conformance with the approved development plan amendment. This determination is based on the plan attached to your letter entitled, "Proposed Addition, Reston Animal Hospital," prepared by Marvin Builders, which is dated March 6, 2006. Copies of the letter and a reduction of the plan are attached for reference.

You have indicated that the Reston Animal Hospital is proposing to construct a 27x12 foot addition on the south side of the existing building, as shown on your plan. On January 16, 1973, the Board of Supervisors approved DPA A-502 to allow veterinary uses on 1.0012 acres, including the 14,323 square foot current site for the Reston Animal Hospital.

It is my determination that the proposed building addition is in substantial conformance with the approved development plan amendment. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this matter, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director  
Zoning Evaluation Division

BABO:\ksandh\INTERPRE\ Reston Animal Hospital Bldg. Addition

cc: Catherine Hudgins, Supervisor, Hunter Mill District  
Frank A. de la Fe, Planning Commissioner, Hunter Mill District  
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permits Review Branch, DPZ  
Michelle Brickner, Assistant Director, Land Development Services, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ  
File: RZ A-502, PI 0603 025, Imaging, Reading File

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924

3/6/06

Barbara A. Byron  
Director of the Zoning Evaluation Division  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

RE: Zoning Application Request for a RPC Zoned Property. (INTERPRETATION)

Dear Barbara A. Byron,

My name is Martin M. Marvin (Designer/Builder & V.P. of Marvin Builders, Inc.). Robert L. Miller, DVM has hired me to explore the possibility of building an addition at the rear of the existing structure at his Reston Animal Hospital: 2403 Reston Parkway; Reston, VA 20191 - Tax Map Parcel 26-1 ((17)) 2. In 1996 he built a small addition to the front of the Hospital and at that time you indicated that it was in substantial conformance with the approved development plan amendment (see attached letter from you to Dr. Miller). You state, "There is no record of a development plan associated with the designation of the site for veterinary uses. Consequently, there is no limitation on floor area ratio."

I am submitting this Zoning Application and respectfully request that you review this proposed addition and let me know if you will allow us to build it, providing that we obtain all of the necessary permits etc. in order to meet all of the Fairfax County requirements.

Dr. Miller's practice has grown. He has hired additional Doctors and other staff and he is in dire need of additional space to accommodate them all.

I believe I have enclosed everything you will need in order to make this decision, including the plat, floor plan, sketches and pictures of the existing building and property. If you need anything else or require more information, please do not hesitate to call me, write me or e mail me.

Sincerely,



Martin M. Marvin  
7703 Lee Highway #104 (Home)  
Falls Church, VA 22042  
H: 703-645-0905  
C: 571-213-2411  
E mail: [martin.marvin@cox.net](mailto:martin.marvin@cox.net)

RECEIVED  
Department of Planning & Zoning

MAR 07 2006

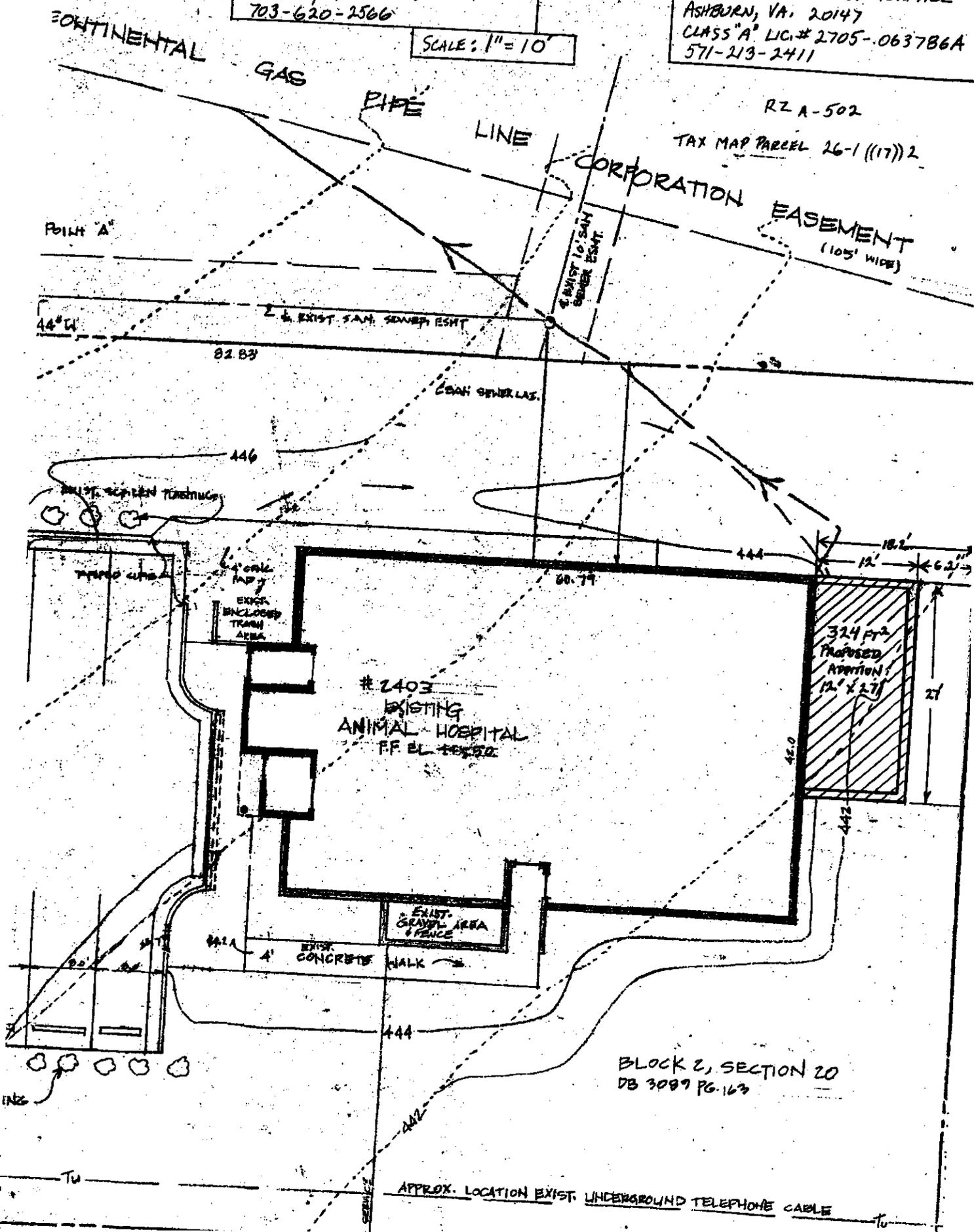
Zoning Evaluation Division

PROPOSED ADDITION - 324 FT<sup>2</sup>  
 RESTON ANIMAL HOSPITAL  
 2403 RESTON AVE.  
 RESTON, VA. 22029  
 703-620-2566

BY MARTIN M. MARVIN 3/06/06  
 V.P. MARVIN BUILDERS, INC.  
 43629 SOLHEIM CUP TERRACE  
 ASHBURN, VA. 20147  
 CLASS "A" LIC. # 2705-063786A  
 571-213-2411

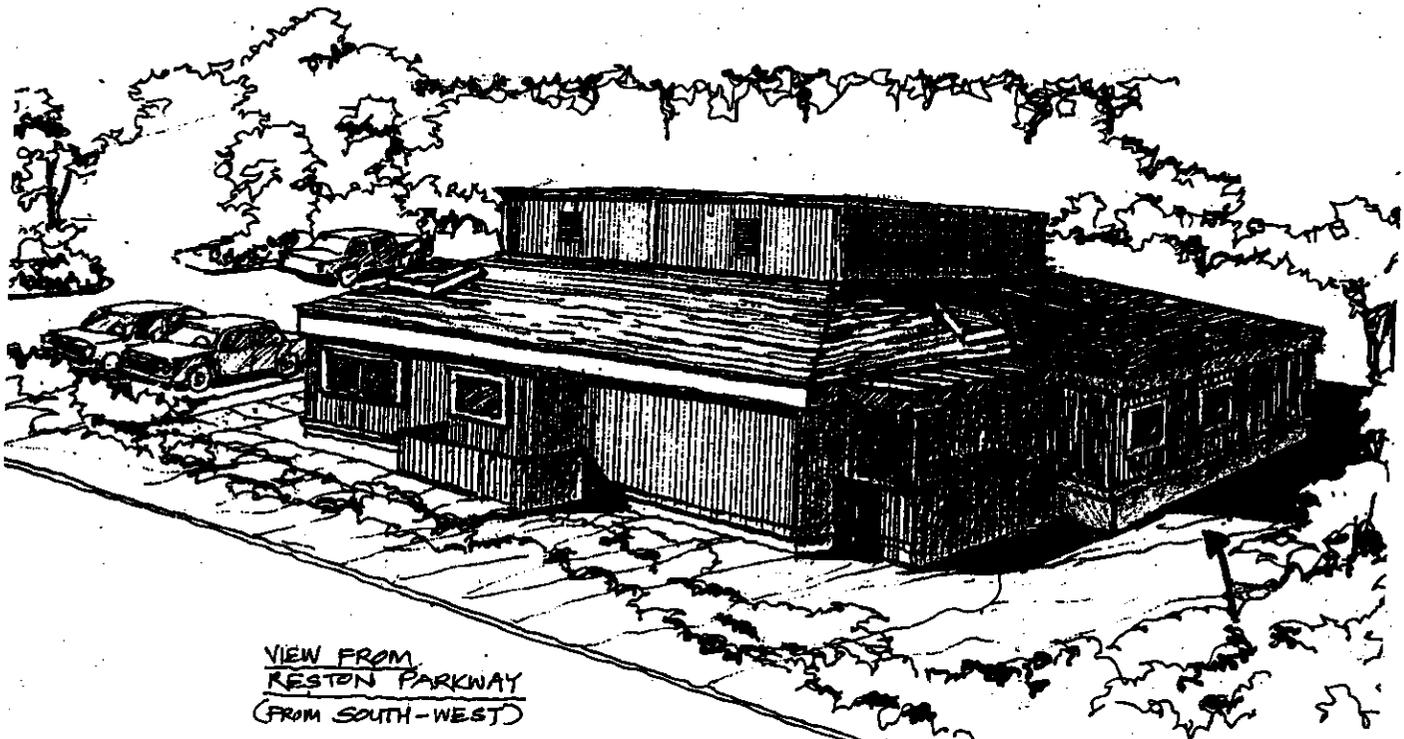
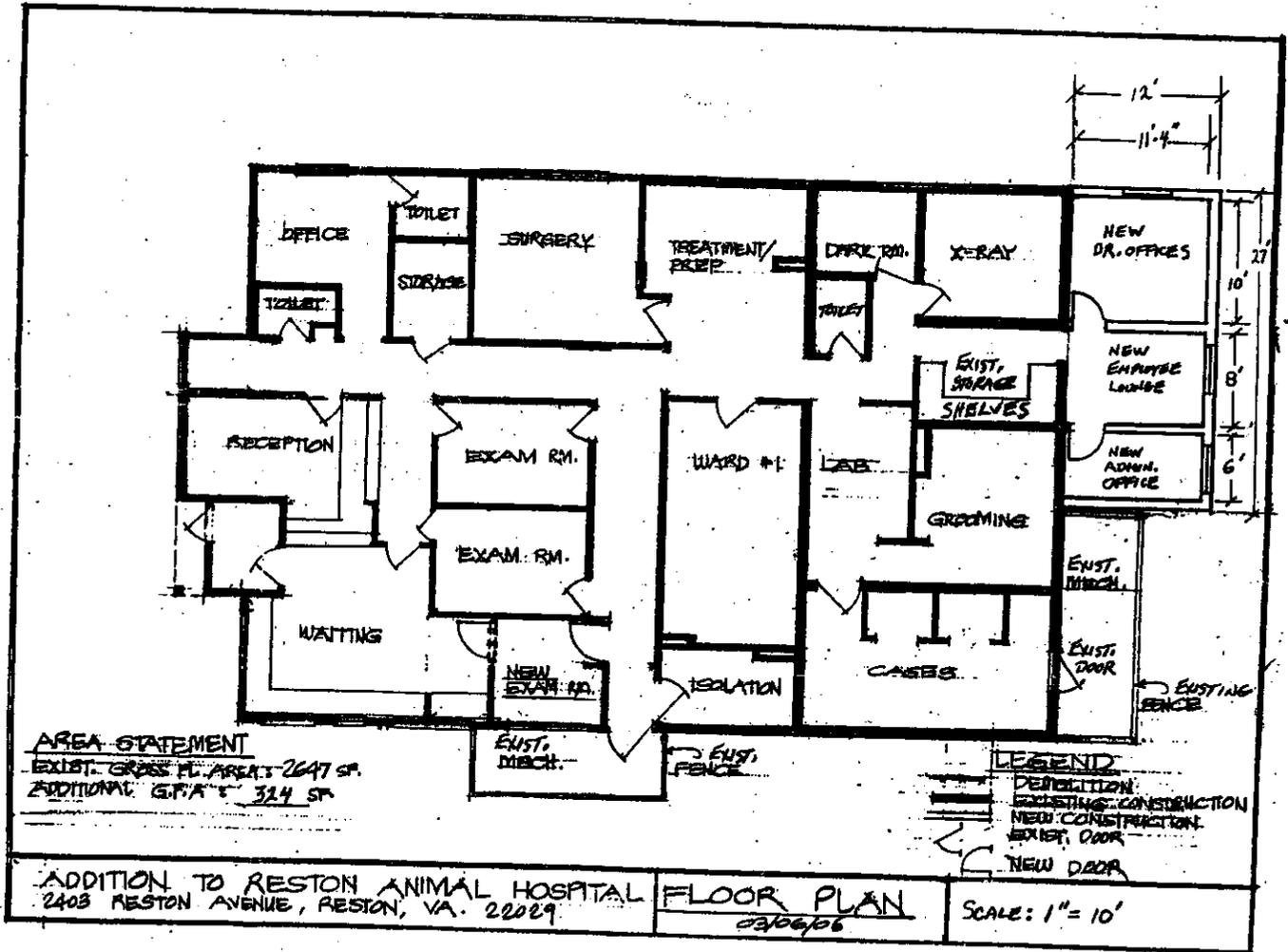
SCALE: 1" = 10'

RZ A-502  
 TAX MAP PARCEL 26-1 ((17)) 2



SOUTH-EAST

NOTE: ALL EXTERIOR MATERIALS, FINISHES, SHINGLES & ROOF LINE, BLOCK, WINDOWS, T-111, FACIA, ETC. TO MATCH EXISTING EXACTLY.





WEST SIDE

BACK SIDE

PROPOSED ADJUNCTION (REAR)

WEST SIDE

REAR

PROPOSED ADJUNCTION (REAR)

SIDE REVISION (NW)

SIDE REVISION (SW)

FRONT